

August 20, 2018
Meeting Minutes
Special Meeting-Brigham Academy Building

Meeting began at 7:10pm at the Town Hall

Participants:

From the Selectboard- David Ovitt
Sam Cribb

From the Planning Comm.- Gary Foote
Heather Jewett

From the Brigham Academy Comm.- Sarah Jo Marcotte
Nicky Cribb
Cheryll DeRue

Cheryll DeRue and Gary Foote are also on the Historical Society Board of Directors and though not invited as such, were also representing the HS interests

From Champlain Housing Trust- Michael Monte CFO

From Northwest Regional Planning Comm.- Taylor Newton

Michael Monte began by explaining what his organization, Champlain Housing Trust, does. They work to revitalize areas for housing of low and moderate income individuals. They are current stewards of the Enosburg Center Apartments. The group currently has nearly 3000 homes under its stewardship, and serves Chittenden, Franklin, and Grand Isle Counties. They do not provide senior housing specifically in any areas.

Gary Foote spoke to the need of rental real estate in the Bakersfield area, saying that as a landlord his units are very popular and full.

Michael Monte spoke about the mixed use space in Enosburg and that it is not working out as well as they, CHT, had hoped.

Sarah Jo Marcotte asked as to the number of units, and Michael replied they like to have a base of 16-20 units in the 800 sq. ft. range. At 16,000 sq. ft. this would not leave any space for community needs and puts a strain on who we as a town can offer the apts to based on the close, 75 feet, proximity to the elementary school.

Cheryll DeRue brought up the lack of a local wastewater system and that may limit the number of units for housing as they would need a massive septic system. She also reminded them of the status on the National Historic Register and to make these changes especially to the gymnasium and the large open first floor space may not be allowed.

Taylor Newton asked Michael about the possibility of a Market/feasibility study of the area and the

wants and needs of folks here. The study would cost from \$3,000. - \$5,000. They were unsure if it would qualify for New Market Tax Credits, and Taylor felt that the study should look specifically residential and commercial balanced use.

Michael said that it is important to find out about feasibility to balance opportunity with bankability. Ie: bringing down operating costs by bringing down the debt and as the town already owns the building it looks good in that respect.

David Ovitt and Sam Cribb both stated that it is important to respect the wishes of the folks in the town and yet very important that we not waste this opportunity for action.

Members of the BAC agreed that the building needs to be used, and have volunteered to be the point people to see the project through.

Michael and Taylor will communicate on how best to support us in our quest for funds. Copies of various possible grants were handed out as well as the information on the next MPG 2019 due October 1, 2018. The thought is to tie the feasibility study to the MPG to make it stronger.

There was additional conversation about the previous MPG from 2012. Cheryll DeRue had made copies of the final report, and floor plans of the building for people to have and refer to. Since structural needs have already been mapped out it was suggested we begin to try to get funding for grant matches to make the needed improvements.

It was decided that Cheryll and Sarah would report to the Selectboard at their meeting scheduled on August 27th. There would need to be some sort of resolution for advancement between the Selectboard and the Planning Commission.

Taylor Newton has said he will speak to the NWRPC folks about the needs coming up.

The meeting adjourned at 8:15pm

Respectfully Submitted,

Cheryll DeRue